



The City of Seattle

## Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 119/20

### **CONTROLS AND INCENTIVES AGREEMENT**

**Georgetown Steam Plant Pump House**  
**7551 8<sup>th</sup> Avenue South**

#### **I. RECOMMENDED CONTROLS**

To assure the preservation of the specified features and characteristics of the landmark, the owner (Owner) of the Georgetown Steam Plant Pump House at 7551 8<sup>th</sup> Avenue South, a landmark designated by the City of Seattle Landmarks Preservation Board, and the City of Seattle Historic Preservation Officer on behalf of the City of Seattle Landmarks Preservation Board, agree that the following controls shall be imposed:

#### **A. CERTIFICATE OF APPROVAL PROCESS**

1. A Certificate of Approval, issued by the City of Seattle's Landmarks Preservation Board pursuant to Seattle Municipal Code ("SMC"), Ch. 25.12, must be obtained, or the time for denying a Certificate of Approval application must have expired, before the Owner may make alterations or significant changes to:
  - a. The site.
  - b. The waterside bulkhead.
  - c. The exterior and interior of the Pump House including the equipment.
  - d. The exterior of the Valve House and the equipment inside.
2. A Certificate of Approval is not required for the following:
  - a. Any in kind maintenance or repairs of the features or characteristics listed in Section I.A.1 of this Agreement.
  - b. Pruning of trees and shrubs consistent with maintaining their health.

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**The Seattle Department of Neighborhoods**

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- c. Removal of the following landscape elements: trees less than 6 inches in diameter measured 4 ½ feet above ground.
- d. Removal of non-native plants of any size. This does not apply to trees.
- e. Removal and replanting of shrubs, perennials, and annuals in existing planting areas.
- f. Installation, removal, or alteration (including repair) of underground irrigation, provided that the site is restored in kind.
- g. Installation, removal, or alteration of the following site furnishings: benches, trash / recycling receptacles, and bike racks.
- h. Installation and removal of the following temporary installations: special event tents, tables, chairs, and games.
- i. Installation and removal of temporary artwork and signage. Such installations shall be considered temporary if they:
  - 1) Can be removed without changing the building or site and without requiring repair; and
  - 2) Remain in place for no more than 60 days.
- j. Installation, removal, or alteration of signage for accessibility compliance, and other signage as required by City code, provided that the sign installations will not obscure landscape features.
- k. Installation, removal, or alteration of standard Seattle Parks & Recreation identification sign near the east edge of the site.

## B. ADMINISTRATIVE REVIEW

1. To the extent that the following items listed in Section I.B.3 involve alterations or significant changes to the protected features of the Landmark listed in Section I.A.1, administrative review and approval may be provided according to the following procedures. The Owner shall submit to the City Historic Preservation Officer (CHPO) a written request for these alterations, including applicable drawings and/or specifications. If the CHPO, upon examination of submitted plans and specifications, determines that such alterations are consistent with the purposes of SMC 25.12 the alterations shall be approved without the need for any further action by the Board. If the CHPO disapproves such alterations, the Owner may submit revised materials to the CHPO, or submit in accordance with the Certificate of Approval process set forth in SMC 25.12.
2. The CHPO shall transmit his or her written decision on the Owner's submittal to the Owner. Failure of the CHPO to approve or disapprove the request within fourteen (14) business days shall constitute approval of the request.



3. Administrative review is available for the following:

- a. For the specified features and characteristics of the landmark, the installation, removal, or alteration of ducts, conduits, HVAC vents, grills, pipes, panels, weatherheads, gutters, downspouts, wiring and other similar mechanical, electrical, and telecommunication elements necessary for the normal operation of the building and site.
- b. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.
- c. Removal of trees more than 6 inches in diameter measured 4 ½ feet above ground, identified as a hazard by an International Society of Arboriculture (ISA) Certified Arborist.
- d. Signage other than signage excluded in subsections I.A.2.i, I.A.2.j, and I.A.2.k in this agreement.
- e. Installation of site improvements for accessibility compliance.
- f. Installation, removal, or alteration (including repair) of underground utilities, other than irrigation excluded in subsections I.A.2.f.
- g. Minor site alterations at the shoreline to improve pedestrian access, provided that no major regrading is proposed and the bulkhead remains unaltered.
- h. Minor site alterations at the shoreline to demarcate the area of water access as separate from the open lawn, including the placement of logs and small boulders.
- i. Installation of a fence on the north property line.

## II. RECOMMENDED INCENTIVES

The following economic incentives may be available to the owner.

- 1. Seattle Municipal Code Title 23 provides for authorization of uses in a designated Landmark that are not normally permitted in a particular zoning classification by means of an administrative conditional use approval.
- 2. Certain exceptions to or exemptions from regulations in Title 23 Seattle Municipal Code may be available, either by virtue of the zoning designation applicable to the Landmark or its status as a Landmark.
- 3. Building and Energy Code exceptions on an application basis.

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| <br><small>Jesus Aguirre (Mar 10, 2021 17:36 PST)</small> | 03/10/2021 |  | 04/15/2021 |
| Jesús Aguirre  | Date       | Sarah Sodt   | Date       |
| Superintendent   |            | City Historic Preservation Officer   |            |
| Seattle Parks and Recreation   |            |  |            |

03/10/2021

Jesús Aguirre  
Superintendent  
Seattle Parks and Recreation

04/15/2021

Sarah Sodt  
City Historic Preservation Officer